



City of Dublin

Case # 13 - 079 MPR

APPLICATION FOR DEVELOPMENT

PLEASE CHECK THE TYPE OF REVIEW

- ☐ West Innovation Districts
(Zoning Code Sections 153.037 - 153.043)
- ☒ Bridge Street Corridor Districts
(Zoning Code Sections 153.057- 153.066)
- ☐ Wireless Communication Facility (Chapter 99)

PLEASE CHECK THE APPLICATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> Basic Plan Review | <input checked="" type="checkbox"/> Minor Project |
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Waiver Review | <input type="checkbox"/> Master Sign Plan |
| <input type="checkbox"/> Open Space Fee-in-Lieu | <input type="checkbox"/> Parking Plan |
| <input type="checkbox"/> City Council Appeal | <input type="checkbox"/> Administrative
Departure |

Wireless Applications

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> New Tower | <input type="checkbox"/> Co-Location |
| <input type="checkbox"/> Alternative Structure | <input type="checkbox"/> Temporary |

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☐ Other: _____

- ☐ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): A portion of Dublin Village Center

Tax ID/Parcel Number(s): <u>See submitted exhibits</u>	Parcel Size(s) in Acres: <u>See submitted exhibits</u>
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Existing Land Use/Development: <u>Retail</u>	Zoning District: <u>Bridge Street District</u>
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- ☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.
- ☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization):

WhittinghamCapital LLC
Stavroff Interests

Mailing Address:

565 Metro Place South
Suite 480
Dublin, Ohio 43017

Daytime Telephone:
614-764-9981

Fax:

Email or Alternate Contact Information:
matt@stavroff.com

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:

7/31/2013

Next Decision Due Date:

8/14/2013

Final Date of Decision:

Determination:

Director's (or Designee's) Signature:


III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) Edwards Communities Development Company	
Mailing Address: 495 South High Street, Suite 150, Columbus, Ohio 43215	
Daytime Telephone: 614-241-2070	Fax: 614-241-2080
Email or Alternate Contact Information: jessica.jones@edwardscompanies.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.


Name: (Individual or Organization) Steve Simonetti	
Mailing Address: 495 South High Street, Suite 150, Columbus, Ohio 43215	
Daytime Telephone: 614-241-2070	Fax: 614-241-2080
Email or Alternate Contact Information: steve.simonetti@edwards.com	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.


I, Matt Stavroff , the owner , hereby authorize Steve Simonetti to act as a representative(s) in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: 	Date: 7-30-13

☐ Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Matt Stavroff , the owner or authorized representative , hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.	
Signature of Owner or Authorized Representative: 	Date: 7-30-13

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Matt Stavroff , the owner or authorized representative , have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of Current Property Owner or Authorized Representative: 	Date: 7-30-13

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this **30th** day of **July**, 20**13**
 State of **Ohio**
 County of **Franklin**



CRISTINA E YATES
 Notary Public State of Ohio
 Delaware County
 My Commission Expires

MINOR PROJECT REVIEW CHECKLIST

MINOR PROJECT OVERVIEW

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications meet the requirements of Chapter 153 of the Dublin Code of Ordinances.

PLEASE CHECK THE MINOR PROJECT TYPE

Refer to Zoning Code Section 153.066(G):

- ☐ Single-family detached building
- ☐ Multiple-family/single-family attached buildings (eight dwelling units or fewer)
- ☐ Non-residential structures 10,000 square feet or less
- ☐ Principal structure additions of less than 10,000 square feet or 25%, whichever is less
- ☐ Exterior modifications involving not more than 25% of the total façade area of the structure
- ☒ Signs, landscaping, parking, and other site improvements without a principal structure
- ☐ Accessory structures and uses
- ☐ Modifications to an Existing Structure
- ☐ Master Sign Plan
- ☐ Parking Plan

APPLICATION REQUIREMENTS

<input checked="" type="checkbox"/>	Completed original application form and fee
<input checked="" type="checkbox"/>	Project Description (generally outline the project)
<input checked="" type="checkbox"/>	General description of conformance to the Bridge Street Corridor Vision Report, Zoning Code Sections 153.057 - 153.065, and any approved Development Plans and/or Site Plans, where applicable
	List of proposed Site Plan Waivers and/or Administrative Departures (known). If applicable, attach a Site Plan Waiver or Administrative Departure Request Form .

PROJECT PLAN: All plans shall be labeled and include the name of the development, developer, plan scale, plan date, date(s) of revisions, location key map, and north arrow on each page. 10 scaled, folded, and collated copies (11x17 and/or 22x34 as appropriate) shall be submitted including the following information. If Planning and Zoning Commission or Architectural Review Board review is required, additional copies of materials may be requested. **Plans shall include the following information, unless otherwise waived by the Director for items determined to be unnecessary to the application.**

General Site Plan Elements

- ☒ Existing conditions and site features drawn to scale, including rights-of-way, vehicular and pedestrian access points, all known easements, utilities, buildings and structures, pavement, topographical features, vegetation, bodies of water, and any other relevant existing site features
- ☒ Proposed site plan, including project area and dimensions, area of approved Development Plan and/or Site Plan with which the project is associated, and proposed vehicular and pedestrian lot and block access configurations

Site Development

A. Use		No change of use proposed <input type="checkbox"/>
<input type="checkbox"/>	List the proposed uses (refer to §153.059), number of dwelling units, and square footage of each use. Identify whether any use specific standards apply (refer to §153.059(C)).	
B. Open Space		No open spaces proposed/required <input type="checkbox"/>
<input type="checkbox"/>	Required open space computation and method(s) of provision identified on the plans (refer to §153.064)	
<input type="checkbox"/>	Open Space Types proposed (refer to §153.064(F))	
<input type="checkbox"/>	Request for fee-in-lieu application Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, attach an Open Space Fee in Lieu Request form	
<input type="checkbox"/>	For each Open Space Type, identify the total acreage and dimensions (refer to §153.064(G)(1)(a)); percentage perimeter of each Open Space Type along buildings and rights-of-way; percentage of impervious and semi-pervious surfaces; and any plans for proposed improvements, including structures, water features, site amenities, etc. Provide specification sheets for all pre-fabricated site amenities, and elevations and material specifications for all other site improvements.	
C. Parking and Loading		No changes to parking/loading proposed <input type="checkbox"/>
<input checked="" type="checkbox"/>	Required parking computation (vehicular and bicycle) based on the proposed mix of uses (refer to § 153.065(B))	
<input checked="" type="checkbox"/>	Parking location and layout, including all on-site, off-site, on-street and accessible vehicular spaces, and all bicycle parking	
<input type="checkbox"/>	Required loading space computation (refer to § 153.065(B)(7)) and location and layout of all loading facilities	
<input type="checkbox"/>	Parking plan proposed Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, provide a description and demonstration of all proposed Adjustments to Required Vehicle Parking (refer to § 153.065(B)(2)(b)), including a Demonstration of Parking Need, and evidence of any shared parking arrangements or agreements	

II. MINOR PROJECT PLAN, CONTINUED

Building Types and Architecture		Not Applicable <input type="checkbox"/>
<input type="checkbox"/>	List and identify on the plans the building type(s) proposed (refer to §153.062). For each building type, complete and attach an Individual Building Type Requirement Table .	
<input type="checkbox"/>	The proposal involves an Existing Structure (refer to §153.062(B)(2)) Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, provide the original gross floor area of the Existing Structure, any proposed expansions to the Existing Structure (percentage and square footage), and/or a description of any proposed exterior architectural modifications (including percentage of modifications to the original building façades)	
<input type="checkbox"/>	Roof plans (refer to §153.062(D)), including slopes of pitched roofs and parapet height where applicable	
<input type="checkbox"/>	Building sections indicating story height (refer to §153.062(N)(2))	
<input type="checkbox"/>	Building façade elevations for all sides, dimensioned and drawn at an appropriate scale. Include all proposed vents, gutters, downspouts, air conditioning units, and utility elements.	
<input checked="" type="checkbox"/>	Building materials and colors labeled on all building elevations, including material specifications (refer to §153.062(E)). Identify the percentage of each type of material on each elevation, and the percentage used on the overall building. (end of bldg)	
<input type="checkbox"/>	Conceptual building floor plans	
<input type="checkbox"/>	Provision of architectural details and material specification sheets (as appropriate), including building entrance design, mid-building pedestrianways, windows, shutters, awnings, canopies, balconies, porches, stoops, chimneys, vehicular canopies, etc. (refer to §153.062 for general building type requirements)	
<input type="checkbox"/>	Terminal vista treatments (if applicable) (refer to §153.062(J))	
<input type="checkbox"/>	Method of meeting building variety requirements (if applicable) (refer to §153.062(K))	

III. MINOR PROJECT REVIEW CRITERIA: The Administrative Review Team shall review the application for a Minor Project and approve, deny, or approve with conditions, based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews. The decision on the Minor Project shall be provided not more than 14 days from the filing of the Minor Project Review application, unless otherwise agreed to in writing by the City and the applicant.

Review Criteria for Minor Projects (Site Plans)	
(a)	The Site Plan shall be substantially similar to the approved Basic Plan;
(b)	If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan;
(c)	The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) pursuant to §153.066(H);
(d)	The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians;
(e)	The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community;
(f)	The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable;
(g)	The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
(h)	Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;
(i)	If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements; and
(j)	The application demonstrates consistency with the BSC Vision Report, Community Plan and other related policy documents adopted by the City.



FILE COPY

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13-079MPR
JUL 31 2013

CITY OF DUBLIN
PLANNING

April 25, 2013

Project Description

Edwards Communities – Dublin Village Center

Project Description - Edwards Communities, central Ohio's premier residential community builder, proposes to design, construct and manage a new high-end multi-family residential community within the Sawmill Neighborhood District area of Dublin. The community will consist of approximately 324 residences and will incorporate all of the unique and important design elements of the new Dublin – Bridge Street District. There will be approximately 224 one-bedroom units and 100 two-bedroom units. The community will be marketed to young professionals. Some of the larger two-bedroom units will also have a den space and will be marketed to empty nester families, which is an increasing demographic.

The residential community will consist of an approximately 6.5 acre site which is fronted on the north by Tuller Road, on the south by a new John Shields Parkway, and on the east by a new roadway. The new roadways will be designed and constructed to include all of the important urban elements of the Bridge Street District Code. The road network will essentially define the new community within a well-connected urban framework and will have a strong pedestrian friendly streetscape.

This residential community will be a very important ingredient within a new mixed-use neighborhood which will include residences, restaurants, retail shops, office space, a newly renovated AMC movie theatre and urban green spaces. The streetscape on all sides of the community will reflect the goals of the Bridge Street District and will be inviting to both the passerby as well as the residents.

The Architectural Design will reflect a classical style which is timeless and will strengthen the new neighborhood's sense-of-place. The main residential building will consist of an assemblage of well-designed classic architectural components that reflect the important goals of the Bridge Street District. The building will be designed utilizing the *Podium Apartment Building* design guidelines and will be 2 and 3 stories of residential over a single level of podium parking. There will also be residential units on the ground floor.

The main entrance will be fronted on the south side along the newly built John Shields Parkway and will focus on the projects leasing center and community clubhouse amenity. The pedestrian oriented streetscape will offer an inviting first impression feeling. There will be a strong indoor/outdoor relationship between the streetscape and the entranceways. This new entrance area will be just across the street from the new neighborhoods urban core consisting of new restaurants and an exciting urban green space.



The 7,500 square foot community clubhouse and leasing center will include an inviting leasing center space, a well-equipped fitness facility, casual living areas spaces, a movie theatre and other resident amenities such as a business center and mail room. The clubhouse area will have a strong relationship to the pool courtyard with large outdoor seating areas and lush landscaped spaces.

Additional entranceways will be on the east and west sides of the main residential building. The entrance courtyards will have a strong connection to the streetscape and will offer a very inviting experience. These entrance courtyards will essentially be pocket parks and will offer seating, interesting paved areas and landscaping.

A majority of the parking spaces for the community will be housed within the podium parking area on the ground floor. Of the projects approximately 468 parking spaces, 300 spaces will be within the building's podium parking area, with another 65 spaces within a parking area on the west side of the building. There are also another 103 on-street parking spaces along the new tree lined streets. The total parking ratio is 1.44 spaces per unit including the immediate on-street spaces. The exact parking count is preliminary and will be finalized during the construction document phase. Edwards feels very comfortable with this parking ratio as it is consistent with their other communities.

LEED Certification – Edwards Communities feels strongly that they are on the leading edge of architectural design & planning. Under the U.S. Green Building Council LEED Certification Points System, the project as currently designed meets or exceeds the LEED Certified points threshold.

Landscaping - The community will include 3 private lushly landscaped open-air atrium courtyards. The main courtyard which adjoins the community center will include a swimming pool, interesting paved areas, seating areas and lush landscaped spaces. The middle courtyard of the building will be constructed above the podium parking level and will incorporate various well designed landscape features including paved terrace seating areas and landscaped treatments. The north courtyard will also be on the ground level and include walkways, seating areas and landscaping.

Edwards Communities' current development schedule anticipates that the residential community will have a phased construction schedule and be totally completed in 2014.

Edwards feels that the overall project will be greatly improved as a result of the approval of this waiver. The architectural and site design teams have taken this waiver into consideration throughout the entire design process.

Edwards Communities feels that this new residential community along with the newly renovated AMC theatre will be the critical first phase of a new mixed use neighborhood within Dublin's Bridge Street District and will re-energize this entire area of Dublin. This neighborhood's new identity will be further strengthened by the new well-designed streetscapes, a renovated Applebee's Restaurant, new retail uses and a central urban green space surrounded by future first class restaurants. Edwards Communities feels that all of the important market demographics are already in place and will only improve after this first phase of development is completed in 2014.